

## **BRISTOL HISTORIC DISTRICT COMMISSION MEETING**

Held: March 3, 2011, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Sara Butler, Victor Cabral,  
Eric Hertfelder, Reggie McCarthy, Tom Enright

Also Present: Andrew Teitz, Esq., Assistant Town Solicitor

Absent: John Allen

Chairman Lima brought the meeting to order at 7:00PM.

The minutes of the January 6, 2011, meeting were approved as presented. (Butler/Cabral 4-0)

The minutes of the February 10, 2011, meeting were approved as presented. (Cabral/Hertfelder 4-0)

### **1. 11-011 101 Ferry Rd., Blithewold Mansion & Gardens**

E Elevation: 1. replace steel beam; 2. masonry restoration; 3. repointing; 4. repair circular window;  
5. new storm for circular window

Karen Binder, Director, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Application is for repairs and restoration to the east elevation. Project Architect Olga Bachilova stated that work included replacement of the steel beam above the lintel on the second floor windows; installation of lead flashing at lintels and bottom half of circular window; remove and reset shifted limestone header stones and patch missing parts. Repointing is to be done where necessary. Also repair circular window sash in situ and install clear storm window. Storm window details as shown in Exhibit H. All restoration work to be using in kind material and all profiles to remain the same.

Member Hertfelder questioned the wording of Spec. 06100-4, Part 3-C and 06200-3, Part 3-4 where it states the work shall “closely” match existing... and asked that “closely” be removed. Ms. Bachilova stated that all profiles will remain the same and will eliminate “closely.”

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 11-011 as submitted with the clarification that any replacement architectural detail will be matched in terms of profile. Also the word “closely” in Sections 06100-4, Part 3-C and 06200-3, Part 3-4 will be changed to “exactly” in accordance with Secretary of the Interior Standards #6, 9 (Hertfelder/Cabral 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9**

**Project Monitor: Sara Butler**

## **2. 11-012 250 Metacom Ave., Mt. Hope Farm**

1. Sup't House-install storm windows, replace window, re-shingle; 2. N.Pasture Bldg.-repair/replace gutters; 3. Garage #2-re-roof, replace rotted framing; 4. Pool-fill pool; 5. Well House #1-re-roof; 6. Well House #2-re-roof; 7. Pasture Fence Fields 6,7-expand/replace fence

Assistant Town Solicitor Teitz recused himself from hearing this application.

Board of Directors member Tim Serbst presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-S. Chairman Lima invited comments from the public as each item was presented.

### **Superintendent House**

- Install Point One storm windows on the bay window east side, north side and west side second floor.
- replace rotted rear entrance window with a Brosco 6/6, wood, clear glass New York layout window.
- replace white cedar shingles with white cedar shingles, trim board and wood louver in kind (east elevation).

**A motion was made to approve Application 11-012 as presented for the Superintendent House in accordance with Secretary of the Interior Standard #2, 5, 6 (Butler/McCarthy 6-0).**

### **North Pasture Building**

- repair, replace "V" wood gutters. Chairman Lima requested submission of a manufacturer's product sheet for the wood gutters and a profile drawing of the gutters for the record.

**A motion was made to approve Application 11-012 as presented for the North Pasture Building for repair/replacement in kind of the wood gutters with submission of manufacturer's cut sheet and profile drawing in accordance with Secretary of the Interior Standards #5, 6, 9 (Cabral/McCarthy 6-0).**

### **Garage #2**

- replace existing 4/12 pitch roof with a 5/12 truss roof with asphalt shingles and replace all rotted framing. Shingle color to match barn. Chairman Lima requested submission of a manufacturer's product sheet for the shingles and a material list for the lumber.

**A motion was made to approve Application 11-012 as presented for Garage #2 with submission of a manufacturer's product sheet for the shingles and a material list for the lumber. in accordance with Secretary of the Interior Standards #5, 6, 9 (McCarthy/Cabral 6-0).**

### **Pool**

- fill in pool area with compacted gravel material, the pool is beyond reasonable repair. Plan is the install a "hard" surface in the second year after fill material settlement. The bluestone will be removed and stored for future use.

**A motion was made to approve Application 11-012 as presented for filling the pool with the understanding that the bluestone will be salvaged and stored for future use and surface**

**design plans will be submitted for future hearing. Decision is in accordance with Secretary of the Interior Standards #2, 9 (Hertfelder/Cabral 6-0).**

Well House #1, #2

-replace existing roofs with asphalt shingled roof. Because the pitch of Well House #2 is almost non-existent, commission members suggest the option of rolled rubber roofing.

**A motion was made to approve Application 11-012 as presented for re-roofing Well House #1 and #2 with asphalt shingles, or with the option for Well House #2 of rolled rubber roofing, in accordance with Secretary of the Interior Standards #2, 6, 9 (McCarthy/Hertfelder 6-0).**

Pasture Fence Fields 6, 7

-application is to enclose fields with 4 wire “barbed wire” or electric fence using red cedar posts.

**A motion was made to approve Application 11-012 to fence the fields as presented using red cedar posts and either barbed wire or electric fence. Manufacturer’s product sheets to be submitted for the posts and fence. Decision is in accordance with Secretary of the Interior Standards #2, 6, 9 (McCarthy/Cabral 6-0).**

**Findings of Facts include that these decisions conform to the Secretary of the Interior Standards: 2, 5, 6, and 9**

**Project Monitor: Oryann Lima**

Solicitor Teitz resumed his seat at the meeting.

**3. 11-013 259 Hope St., Jerry & Amy deRham**  
block out window north elevation

Property owner Jerry deRham presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Application is to block out a window on the north elevation in order to accommodate an interior shower. The existing window will be removed and reused and the void will be covered with clapboards to match existing. The window frame will be retained for architectural record.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 11-013 as presented to remove the subject window and to install clapboards to match existing within the retained window frame. The removed window will be stored and reused on the property in the future. The decision is in accordance with Secretary of the Interior Standard #9 (Hertfelder/McCarthy 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9**

**Project Monitor: Victor Cabral**

#### **4. 11-014 72 Church St., Town of Bristol**

replace storm windows

Diane Williamson, Director of Community Development, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Application is to install new/replacement Point One storm windows on the Dreadnaught Fire Station. The storms will be custom sized and colored white. Approval from the RIHP&HC will be obtained.

Chairman Lima invited comments from the public. There were none.

**A motion was made to approve Application 11-014 as presented to install Point One Storm windows in accordance with Secretary of the Interior Standard #10 (McCarthy/Hertfelder 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 10**

**Project Monitor: Reggie McCarthy**

#### **5. 11-015 450 Hope St., Countrywide Gold Buyers**

FORMULA BUSINESS - signs, awning, interior decor

Formula Business owner Luis Junco presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-P. Prior to Mr. Junco's presentation Asst. Town Solicitor Teitz clarified differences with consideration for formula businesses. He mentioned the ordinance was created to protect the unique nature of the town with small businesses with individual storefronts. He stated that along with jurisdiction over exterior signs, the HDC also has the authority to approve interior signs, color and furniture.

Mr. Junco presented plans for exterior awning signs and window signs. He stated he wanted four 24 x 48 signs in the windows; the signs would not be lit from the interior. Mr. Teitz stated that hanging signs were not allowed, signs may be painted on the glass and cannot exceed 10% of the window area.

Mr. Junco's clarified awning sign marked Exhibit Q shows 2.5 x 2.5" letters on a green canvass apron with a scalloped edge. Mr. Hertfelder stated that he felt the awning sign was appropriate, but that signs in every window would be too "loud." Mr. Cabral and Dr. Enright agreed with him.

Chairman Lima invited comments from the public.

Nancy Pritchard, Bristol Art Gallery, stated she feels the neighbor real estate office hanging signs are "hideous." She said signs and interior at the CGB should look like a "Bristol business."

Phyllis Adams stated that the audience needs to know exactly what is being approved. Ms. Adams also asked when the Zoning Board would be acting on this application. Mr. Teitz answered that the Zoning meeting was Monday, March 7<sup>th</sup>, but approval from the HDC must precede a Zoning decision.

Before discussion of the interior décor, a motion was made for the awning with sign.

**A motion was made to approve Application 11-015 as presented for the green canvas awning with white 2.5x2.5” lettering as shown in Exhibit Q in accordance with Secretary of the Interior Standard #9 (Hertfelder/Butler 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9**

Discussion of the interior décor began with the sign on the back wall, the furniture and interior lighting.

Audience member James Buchan reported that a wall had been constructed on the east side of the space that covers the windows.

Donna Richards stated her concern that downtown Bristol may become like Newport and that the interior looks like the Warren and Warwick stores.

Mr. Junco stated that he built the wall to reduce the size of the space. Mr. Hertfelder suggested that the Commission schedule a site visit to view the interior colors and to see how interior signs and furnishings will coordinate with window signs. Chairman Lima asked Mr. Junco if he could provide a mock up of signs for the site visit. Members were polled regarding their impressions of signs and furnishings.

Chairman Lima – asked if the color scheme could be cut back, now orange, blue, gold and green. Mr. Hertfelder – felt the exterior very neutral and thought the window lettering should be at the bottom of the space.

Mr. Cabral – asked if the awnings would be down all the time, Mr. Junco replied, “up and down.”

Dr. Enright – felt the colors could be toned down.

Mr. McCarthy – felt the colors could be toned down.

Audience member Linda Aruda stated she felt the “CGB” logo was a “cookie cutter” image, and said she doesn’t want “garish!”

**A motion was made to continue Application 11-015, 450 Hope St., to the April 7, 2011, meeting and to conduct a site visit prior to the meeting with a mock up of proposed window and interior signs displayed for the visit (McCarthy/Butler 6-0.)**

**Staff Report:** Arnold Robinson is working on a contractor list for applicant reference, he would like to present his ideas at a future meeting.

**Old Business:** Chairman Lima is planning an informational letter to district owners for publication in the Bristol Phoenix.

**A motion passed to add discussion of sign compliance to the agenda (Lima/Hertfelder 6-0.)**

It is felt that there are several violations in the downtown stores. Solicitor Teitz stated he felt the best action would be to walk by and go in to talk to owners to try to obtain compliance.

**Adjourn:**

A motion to adjourn was unanimously passed at 9:40PM (McCarthy/Cabral 6-0)

SC

Date Approved: April 7, 2011

HDC

March 3, 2011